



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 5 MARCH 2018

Venue: LANCASTER TOWN HALL

Time: 10.30 A.M.

A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

1 Apologies for Absence

2 Minutes

Minutes of meeting held on 5th February, 2018 (previously circulated).

3 Items of Urgent Business authorised by the Chairman

4 Declarations of Interest

To receive declarations by Members of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Members should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Members are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

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|----------|--|---|---------------------------------|------------------------|
| 5 | A5 17/01423/REM | Land South of Low Road, Halton | Halton-with-Aughton Ward | (Pages 1 - 13) |
| | | Reserved matters application for the erection of 60 dwellings and associated infrastructure. | | |
| 6 | A6 17/01413/VCN | Land Adjacent to Bulk Road, Lancaster | Bulk Ward | (Pages 14 - 20) |
| | | Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 2 on planning permission 16/01084/FUL to amend the approved plans relating to the fenestration of Blocks A, C1 and C2; and Block B from a pitched to flat roof, and condition 4 with respect to modification to the pedestrian route across the site and amendment to the phase 1 vehicular and pedestrian access). | | |
| 7 | Delegated Planning List (Pages 21 - 27) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Andrew Kay, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes and Malcolm Thomas

(ii) Substitute Membership

Councillors Stuart Bateson, Sheila Denwood, Mel Guilding, Tim Hamilton-Cox, Janice Hanson and Geoff Knight

(iii) Queries regarding this Agenda

Please contact Tessa Mott, Democratic Services: telephone (01524) 582074 or email tmott@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

SUSAN PARSONAGE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Wednesday 21st February, 2018.

Agenda Item A5	Committee Date 5 th March 2018	Application Number 17/01423/REM
Application Site Land South Of Low Road Halton Lancashire	Proposal Reserved matters application for the erection of 60 dwellings and associated infrastructure	
Name of Applicant c/o Agent	Name of Agent Miss Alice Weston	
Decision Target Date 19 February 2018 Extension of time agreed to 9 th March 2018	Reason For Delay Negotiations over the provision of affordable housing and design matters	
Case Officer	Mrs Jennifer Rehman	
Departure	No	
Summary of Recommendation	Approval (subject to resolving outstanding matters relating to open space, the scale and position of plot 60 and the acceptability that the layout proposed would not compromise the ability to deliver an appropriate drainage strategy and the same in relation to ecology mitigation)	

1.0 The Site and its Surroundings

- 1.1 The site relates to part of an agricultural field located adjacent to the south eastern edge of the village of Halton. It is roughly triangular in shape and wraps around the existing residential development on Low Road, Forgewood Close and Forgewood Drive. The northernmost boundary of the site borders Low Road and consists of a hedgerow and a row of mature trees. There is a grassed verge between this and the road and there is an existing gated access into the site at the eastern end of this boundary. There is a significant change in levels across the site with the land rising steeply to the south. At Low Road the site is approximately 27m Above Ordnance Datum (AOD) rising to around 40m AOD. A line of electricity pylons crosses the field in a northeast – southwest direction adjacent to the site boundary. Part of the site lies within the outer zone of a high pressure gas pipeline, which runs in a north-south direction to the east of the site.
- 1.2 The existing residential properties that border the site to the north and west are predominately dormer bungalows with various domestic extensions and additions to them. Most have their rear elevations facing the proposed site. The majority of these existing properties are positioned lower than the proposed site and in a number of cases lower than their own rear garden areas (existing garden areas step up towards the boundary of the site). Boundary treatments vary along this section of the site, such as open trellis fencing, close boarded fencing (various heights) and native hedgerows.
- 1.3 The site is located within the Countryside Area, as identified on the Local Plan Proposals Map, and is approximately 120m from the boundary with the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The site is approximately 385m from Halton's Conservation Area. The River Lune is located approximately 40m from the most southern part of the site and enjoys a biological heritage site (BHS) designation. This designated area extends up to the application site. There are a number

of protected trees within and adjacent to the application site. These trees are covered by a single Tree Preservation Order (TPO 321(2001)). There are no public rights of way (PROW) running through the land. The closest PROW is situated along Mill Lane to the south of the site (but not adjacent or connected to it).

2.0 The Proposal

- 2.1 The applicant seeks reserved matters approval (layout, appearance, landscaping and scale) for the erection of 60 dwelling units on the site. Access has been secured via the outline planning permission. The position of the access off Low Road remains as previously approved and is consistent with the outline consent.
- 2.2 The residential development is broken down as follows:
- 4 no. one-bedroom apartments;
 - 3 no. two-bedroom dwellings;
 - 23 no. three-bedroom dwellings;
 - 25 no. four-bedroom dwellings;
 - 5 no. five-bedroom dwellings.
- 2.3 The dwellings comprise a mix of 1.5 storey split level dwellings and 2 storey dwellings. The dwellings are predominately semi-detached or detached with some smaller terraced units and a single block of two-storey apartments. The applicant seeks a variety of different designs with a mixed palette of materials, colours and tones including natural stone, render, brown brick, composite timber-effect cladding, brown tiles (mimicking clay) and slate. Trespa (or similar) cladding materials are proposed for the feature windows and dormers, coloured to reflect the proposed roofing materials.
- 2.4 The proposed residential units shall be accessed off the main spine road with individual drives or into small courtyards and cul-de-sacs. This main road provides footways to both sides of the carriageway and shall be tree lined within the site. Proposed landscaping and open space (including above-ground surface water drainage pond) form the gateway into the site.
- 2.5 In order to provide a suitable development platform within the site and to secure an acceptable gradient for the internal spine road a significant amount of earth shall be removed from the site, reducing the highest part of the site from 40m AOD to 38m AOD.
- 2.6 The proposal includes a pedestrian/cycle link between the site and Foregwood Drive along the northern boundary between 12 and 14 Foregwood Drive, a pedestrian link via the open space at the site entrance into Low Road, and a connection between the proposed site and the adjoining development site being promoted by Story Homes.

3.0 Site History

- 3.1 The only relevant planning history associated with this proposal relates to the outline consent which this reserved matters application is pursuant of and a planning consent on neighbouring land.

Application Number	Proposal	Decision
14/01344/OUT	Outline application for the development of 60 dwellings with associated access	Approved on 21 September 2015
17/00201/DIS	Discharge of conditions 3-15 on approved application 14/01344/OUT	Pending Consideration
17/00165/OUT	Outline application for the erection of up to 90 dwellings with associated new access (Land between Low Road and Forge Lane, Halton – adjacent site)	Approved 17 July 2017
17/00959/REM	Reserved matters application for the erection of 77 dwellings with associated landscaping	Pending Consideration

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Halton Parish Council	<p>Objection on the following grounds:</p> <ul style="list-style-type: none"> • Concerns the development will increase flood risk; • Concerns over the effectiveness of the proposed drainage strategy which relies on infiltration as the main source of sustainable drainage; • Flood risk off-site based on the submitted flood exceedance routing plan.
County Highways	<p>No objections to the access arrangement with Low Road but questions the following matters:</p> <ul style="list-style-type: none"> • Level of parking provision • Measures to control excessive vehicle speeds within the site • Carriageway surface water drainage proposals and prospects for highway adoption
Lead Local Flood Authority	<p>Objection - the proposed drainage strategy does not address concerns over flood risk off-site (in relation to the flood exceedance plan).</p>
United Utilities	<p>No objections to the principle of the proposed drainage strategy.</p>
Greater Manchester Ecology Unit	<p>The indicative outline proposals illustrated ecology/landscape buffers along the eastern and southern boundaries of the site. The proposed layout omits this. GMEU are satisfied that the hedgerow to the eastern boundary would be an adequate buffer with the farmland but have raised concerns about the hedgerow to the south alongside the existing woodland and recommend the rear boundary to the plot adjacent to the woodland is pulled back to give the hedgerow adequate distance from the woodland to provide a suitable buffer. A further recommendation is made in respect of the species for the boundary hedgerows.</p>
Tree Protection Officer	<p>No objections – conditions recommended ensuring development undertaken in accordance with the Arboricultural Implications Assessment (Version 2), the amended Landscape Proposals Plan and Lancaster Strategy Plan, Landscape and Ecology Management Plan and Method Statement.</p>
Forest of Bowland AONB Officer	<p>No comments have been received within the statutory consultation period.</p>
Conservation Officer	<p>No objections and recommends a number of conditions relating to the finished materials and detailing of the proposed houses.</p>
Contaminated Land Officer	<p>No objections to the submitted Phase 2 Site Investigation and Assessment.</p>
Environmental Health Service	<p>No comments have been received within the statutory consultation period.</p>
Ramblers Association	<p>No comments have been received within the statutory consultation period.</p>
National Grid (Plant Protection)	<p>Following submission of further information, National Grid have removed their initial holding objection and no longer object to the proposal which is in close proximity to a High Voltage Transmission Overhead Line.</p>
Cadent	<p>Advises that the development is in close proximity to existing gas and electricity apparatus and advises that the asset protection team have been notified and shall provide further comments (comments provided above from National Grid).</p>
Shell Pipelines	<p>Confirms no Shell pipelines in the vicinity of the site.</p>
Health and Safety Executive	<p>Do Not Advice Against, on safety grounds, the granting of permission.</p>
Lancashire County Council School Planning Team	<p>The s106 requires the Education Contribution calculation to be determined at the point of approval of reserved matters. At this stage, the School Planning Team have indicated there would be no requirement to provide a financial contribution based on their adopted methodology but the s106 requires the contribution to be calculated at the approval stage.</p>
Lancashire Constabulary	<p>No objection - general recommendations to ensure developments are designed to reduce crime and the fear of crime. The Constabulary also recommends the development is built to Secured by Design Home 2016 (Gold accreditation).</p>
Lancashire Fire and Rescue Service	<p>Recommends the design and layout of the development meets Building Regulations requirements in relation to access for fire appliances.</p>
Public Realm Officer	<p>To the time of compiling this report no comments received. A verbal update will be provided.</p>

5.0 Neighbour Representations

5.1 At the time of compiling this report 32 letters of objection have been received. A summary of the main planning reasons for opposition are set out below:

- Flooding and Drainage matters, including - Increase in flood risk; inadequate drainage infrastructure in the village; suspension of development until drainage matters are resolved; recent (2017) flooding of nearby residential properties; proposed drainage strategy is not LLFA compliant with exceedance routes potentially causing a flood risk off-site.
- Visual Amenity matters, including, loss of village character; development (including materials) is not in keeping with rest of the village; house designs are more urban in character rather than rural hillside.
- Residential Amenity matters, including the scale and housing mix is not consistent with that suggested in the outline planning submission (more larger properties now proposed); Inadequate separation distances; loss of privacy and overlooking due to houses on the steepest parts of the site; balconies facing Forgewood Estate would exacerbate overlooking and loss of privacy; and housing is in close proximity to powerlines and pylon
- Impacts upon infrastructure, including school places; and the development should be considered in conjunction with other proposals in the village, amounting to 303 new homes and questions whether the village infrastructure can cope with this increase in development.
- No evidence of housing need;
- Increase in traffic adding pressure to the road network, in particular School House Lane and Low Road (at the pinch point);
- Concerns over the installation of security fencing on site abutting neighbouring property;
- Lack of community consultation;
- Allegations of breaches of the outline planning permission.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
Paragraph 32, 34, 35 and 38 - Access and Transport
Paragraphs 49 and 50 - Delivering Housing
Paragraphs 56, 58 and 60 – Requiring Good Design
Paragraphs 69,70, 72 and 73 – Promoting Healthy Communities
Paragraph 103 – Flooding
Paragraphs 109, 115 116 – Areas of Outstanding Natural Beauty and valued landscapes
Paragraph 118 – Conserving and Enhancing Biodiversity
Paragraphs 120 -125 – Pollution and Contaminated Land
Paragraphs 131 – 134 and 137 – Designated Heritage Assets
Paragraphs 186, 187, 196, 197, 203-206 – Decision-taking

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the

2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC4 – Meeting Housing Requirements
SC5 – Achieving Quality in Design
E1 – Environmental Capital

6.4 Lancaster District Local Plan – saved policies (adopted 2004)

E3 – Development Affecting Areas of Outstanding Natural Beauty
E4 – Countryside Area

6.5 Development Management Development Plan Document (DM DPD)

DM20 – Enhancing Accessibility and Transport Linkages
DM26 – Open Space, Sports and Recreational Facilities
DM21 – Walking and Cycling
DM22 – Vehicle Parking Provision
DM27 – Protection and Enhancement of Biodiversity
DM28 – Development and Landscape Impact
DM29 – Protection of Trees, Hedgerows and Woodland
DM31 – Development Affecting Conservation Areas
DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles
DM41 – New Residential dwellings
DM38 – Development and Flood Risk
DM39 – Surface Water Run-off and Sustainable Drainage
DM42 - Managing Rural Housing Growth

6.6 Other Material Considerations

Emerging Policy DM29 Design of Development
National Planning Policy Guidance
Meeting Housing Needs Supplementary Planning Document
Halton Conservation Area Appraisal
Halton Neighbourhood Plan Area Designation
Halton Parish Plan
Forest of Bowland AONB Landscape Character Assessment
Lancashire Landscape Strategy including Lancaster Character Assessment
Open Space in New Residential Development Planning Advisory Note (PAN) (October 2015)
Lancashire County Council Infrastructure and Planning Annex 2 Education (November 2017)
Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990

7.0 Comment and Analysis

7.1 As this is an application for reserved matters approval pursuant to the outline consent, the principal planning considerations relate to the following:

- Design, Visual Amenity and Landscape Considerations
- Impact on Residential Amenity

- Access and connectivity
- Compliance with the outline consent

- 7.2 An application for reserved matters approval is not an application for planning permission. Reserved matters are those aspects of the proposed development which an applicant can choose not to submit details of at the outline stage, and are details reserved for subsequent approval. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines reserved matters as access, appearance, landscaping, layout and scale. In this case, access was considered as part of the outline planning permission.
- 7.3 The applicant has chosen to submit all the remaining reserved matters (appearance, layout, scale and landscaping) relating to the outline permission at once. This application has also been made in compliance with condition 1 of the outline application (and therefore section 92 of the Town and Country Planning Act 1990) in relation to the time limit within which an application for reserved matters approval can be made pursuant to the outline permission.
- 7.4 In light of the above, the consideration of this application relates only to the 'reserved matters'. Matters relating to the principle of the development, such as the need for housing, traffic impacts, flood risk, loss of agricultural land and ecology are matters previously considered and accepted conditionally as part of the approval of outline planning permission. This does not mean that some aspects covered by the outline permission, such as landscape/townscape considerations, will not be assessed as part of the assessment of reserved matters, but such will relate only to whether the proposed reserved matters enables or prejudices compliance with the outline permission or conditions therein.
- 7.5 In short, consideration of the reserved matters is not an opportunity to re-examine the principle of the development of the site for 60 residential units.
- 7.6 **Design, Visual Amenity and Landscape Considerations**
The impact of the proposal on the visual amenity of the area and the local landscape, including the setting of the AONB, was a key consideration at the time the outline application was being considered. At that time, the local planning authority judged, on balance, that the site could accommodate 60 residential dwellings. The scheme is sensitively located on the edge of the village, elevated above surrounding development close to the AONB and Conservation Area boundaries. There are views into and across the village where the development will be visible. The scale, layout, landscaping and appearance of the development has needed careful consideration to ensure the impacts of the development on the setting of designated heritage assets, the AONB landscape and the visual amenities of the area are considered suitable.
- 7.7 The site topography is recognised as a constraint to the development of the site. During earlier pre-application discussions there was significant discussion over the layout of the scheme and the balance needed to ensure the development of the scheme appropriately responded to both the proximity to neighbouring dwellings and the visual amenity of the area and landscape/townscape character. To address this the applicant proposes to carry out some significant engineering operations to effectively lower existing ground levels across the highest parts of the site (the ridge of the drumlin) creating a development platform at 38m Above Ordnance Datum (AOD). This also enabled the road to be pulled further south to increase separation to neighbouring dwellings to the north and create an appropriate gradient on the internal spine road. The steepest sections of the site are on the northern side of the existing drumlin alongside the Forgewood Estate. Development is proposed in this location with the finish floor levels (FFLs) gradually stepping down from the highest parts of the proposed site (38mAOD) to approximately 34.5m AOD. This follows the existing lie of the land. The existing levels along the boundary with property on Forgewood ranges between circa 27m AOD(at the western end) to approximately 32m AOD(central) to 30m AOD (eastern end).
- 7.8 The applicant will be removing the majority of the earth that is proposed to be cut from the highest parts off the site. This is on the basis that significant "filling" of earth would lead to potential landscape impacts which would not follow the natural contours of the landscape. There remains some modest "filling" to accommodate level platforms for the proposed units but this been kept to a minimum with the introduction of split level housing along the northern boundary of the site.

- 7.9 The proposed house types are no higher than 2 storeys with the properties backing the Forgewood Estate split level appearing as 1.5 story at the rear. The scale and layout of the scheme has been designed to show the development gradually stepping up the hillside (north to south), which is consistent with other development in the village. The stepping up of the development is mitigated to a certain extent, and certainly less significant than it could have been, due to the proposed changes to the site levels. The scale of development and the orientation of the proposed units and their roof arrangements is not considered out of keeping with the existing development in the village.
- 7.10 The development is supported on the whole by the retention and bolstering of existing landscape features with new additional planting to the site boundaries and within the site itself. Significant new landscaping is proposed to the site entrance where the construction of residential units have purposefully been precluded due to the requirements to provide attenuation for surface water and to create a landscaped gateway into the site. This area of land also provides amenity land (POS) despite the relatively heavily landscaping proposals in this location. The boundary to the east of the development shall be separated from the remaining part of the field with new structural planting. This will comprise a new hedgerow along the full length of the eastern boundary (amendments are being sought to remove the gap in the planting in the location of the parking court) with tree planting towards the southern tip of the site alongside the existing woodland. The hedgerow to the western boundary shall be retained. A dominance of soft landscaping to the site boundaries and within the scheme, together with the relatively low density, supports the rural character and openness of the countryside surrounding the site and the village generally.
- 7.11 In the north eastern corner of the site, the applicant proposes a landscaped area of land which will support an orchard with a network of pedestrian connections between the site and surrounding development. This is a consequence of the steep gradient of the land in this location. At the outline stage the indicative proposals assumed a much larger area of open space in this location, which had benefits in relation to the impacts on residential amenity. However, earlier iterations of the site layout (at the pre-application stage), which did provide for a larger gap, were discounted on the basis that the scheme did not appear well-related to the existing built form of the village (as required by policy DM42). The large gap would result in the dwellings situated further up the hill appearing divorced and more prominent which would be to the detriment of the village townscape and surrounding landscape. The proposed scheme maintains a small landscape gap but enables the scheme to form a more suitable extension to the village in this location, which would be well-related to the existing built environment.
- 7.12 Turning to the design and appearance of the development, the built form in Halton is varied with a mix of traditional, historic development; 1960s development and more modern development close by on Halton Mills. Buildings within the historic core of the village are predominately a mix of natural stone, render and slate. Buildings are mainly two-storey in scale and articulated by simple, but architecturally intricate, fenestration with a vertical emphasis. Adjoining development (Forgewood Estate) is predominately rendered with a combination of stone and brickwork detailing mainly single storey with box dormers/roof additions. The fenestration and form of development does not possess the same qualities as the historic parts of the village and is typical of its era. Halton Mills is made up of a variety of different building designs and forms – again some features completely at odds with the historic form of the village, such as the three storey dwellings, but the use of slate, render and stone is consistent with the historic core. Officers are also mindful that the adjoining site being promoted by Story Homes will consist of a further style of houses.
- 7.13 The proposed development adopts a contemporary approach to the style and appearance of the proposed residential units. The NPPF (paragraph 60) clearly states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiatives through unsubstantiated requirements to conform to certain development forms and styles. Instead, it is proper to seek to promote or reinforce local distinctiveness. This is reflected in DM35 and DM42 of the DM DPD.
- 7.14 It is considered that Halton's varied architectural styles and building forms actually provides an opportunity to develop a scheme which could be contemporary, innovative and creative – reflective of the 21st century. Places should evolve with time. This is something that the local planning authority at the pre-application stage have not resisted, provided the scheme reflects local distinctiveness. The strong, solid gable elevations, pitched roofs, elevations punctured with simple openings reflecting the verticality in the local vernacular, and the use of traditional materials, are all features which reflect local distinctiveness. Unlike some other schemes, the palette of materials is

quite extensive. In certain situations this can have negative impacts and generally the approach has been to adopt a simple palette. In this case, the applicant has put a lot of thought into the composition of materials used on certain house types and how particular house types sit within the proposed street scenes, resulting in an extensive range of house types overall. Whilst there are a number of materials proposed, each house type is limited to a simple palette of 2-3 different principal materials. The commonality to all house types is the ratio of solid to void in the elevations and the colours and tones of the proposed materials to reflect the rural landscape which the development will sit within. Due to the sites elevated position and views of the site from higher parts of the village (and wider AONB landscape) the roofscape of the development is considered particularly important. The application proposes a mix of natural slate and a brown tile. The latter is not a traditional material used in the village but is accepted on the basis that it works within the composition of the whole scheme – adding variations to the roofscape which reflects the colour and tones of the surrounding landscape.

- 7.15 The scheme also takes some influence from more modern development surrounding the site, including the use of timber-effect cladding and the introduction of dormer windows and some brick to the external elevations. To some house types feature dormer windows and/or projecting window frames are incorporated using a Traspa (or similar) cladding material. The cladding material is coloured to reflect or complement the principal elevation materials. The guttering proposed is bold in appearance but is intended to add interest to the building (forming a feature itself). The guttering is fixed on brackets omitting the need for extensive fascia boards. In the longer distance views, such as from the Conservation Area, the guttering will not be overly prominent. The provision of flues to certain house type is not unacceptable provided the precise colour and finish is conditioned as these features will be more prominent in longer distance views.
- 7.16 From the Conservation Area the plots which are perceived to be the most sensitive due to their visibility from the Conservation Area are plots 36, 37, 38, 39 & 40. The design of the house types for these plots, whilst contemporary reflect traditional proportions and finishes, and are judged sympathetic to the historic environment. If the adjoining site is also developed (17/00165/OUT), it is likely that these views will be obscured slightly. The plots on the top of the proposed site will diminish in views as they are set in (to the east) with large gardens. The hedgerow boundary will remain a dominant landscape feature. It is recognised that the development will be within the setting of designated heritage assets, though it is situated some distance from the site with other intervening development. This elevated position however requires careful consideration to be given to the appearance of the development and the use of materials. The Council's Conservation Officer supports the proposal but recommends conditions are imposed relating to materials and finishes of the dwellings to secure a high-quality form of development in this location. Overall the development is considered compliant with the design and heritage related policies set out within the DM DPD.
- 7.17 To support the contemporary design of the development, the layout provides a relatively wide spine road running through the core of the site with small courtyards and a single cul-de-sac accessed of it. Extensive landscaping and large garden areas complement this layout to provide a relatively low-density development. This creates a sense of openness within the scheme and will enhance the overall public realm of the development. Overall, the approach to the layout, scale and appearance of the development is judged to represent high quality development that would be visually attractive, whilst responding to local character. With the changes in land levels and the extent of landscaping, the proposed development is also judged not to significantly adversely affect the visual amenity of the area or landscape quality. On this basis, the proposed development is considered compliant with the landscape, design and tree-related policies within the Development Plan.
- 7.18 **Impact on Residential Amenity**
As noted earlier, the most significant constraint associated with the proposed site relates to site topography. With this comes the challenges of designing a development which would not lead to significant adverse impacts on residential amenity, for both existing and proposed residents. This was a significant concern to existing residents (mainly those on the Forgewood Estate) at the time when the outline application was being considered.
- 7.19 Reasons for opposition to the proposed scheme (listed at section 5 of this report) in relation to residential amenity relate to the appearance, position and scale of the proposed dwellings along the northern boundary with Forgewood Drive and Forgewood Close and the management and maintenance of the swale and landscape buffer that is proposed in along this boundary.

7.20 There are concerns that the dwellings along the boundary with the Forgewood Estate are not bungalows and so the proposed dwellings are higher than what was envisaged at the outline stage (though this was not a consideration at the outline stage and was only indicative), the separation distances are inadequate and that subsequently the development will represent overbearing development which would affect the level of enjoyment and privacy currently enjoyed to neighbouring property (including garden areas).

7.21 The proposed dwellings along the northern boundary are predominately split-level dwellings with two floors of accommodation. The house types at the closest interface distance have been design to appear 1.5 storey to the rear with the roofs pitched in an east-west orientation so the roof and eaves anchor to the ground to provide a more gradual stepping up in height. There are some larger units along this row which have gables facing Forgewood Estate and include balcony features but separation distances are generous in these locations even accounting for the differences in levels between the site and neighbouring properties. Due to the sloping nature of the site, the proposed dwellings will inevitably be elevated (as will the garden areas) above neighbouring dwellings and so the perception of overlooking and loss of privacy is an understandable concern and one that has been given careful consideration.

7.22 The following table provides a summary of the approximate separation distances between existing dwellings and the proposed dwellings:

Existing dwelling	Plot Number	Approx. Interface distance (Metres)
16 Forgewood Close	60	29
14 Forgewood Close	60 (garage) 59	35 and 32
12 Forgewood Close	59	32
10 Forgewood Close	58	33
8 Forgewood Close	56	32
30 Forgewood Drive	54	43
28 Forgewood Drive	53	40
26 Forgewood Drive	52	53
24 Forgewood Drive	51	60
22 Forgewood Drive	44	27
20 Forgewood Drive	44	28
18 Forgewood Drive	43/42	40
16 Forgewood Drive	42/41	45/50
14 Forgewood Drive	41/40	47/45
12 Forgewood Drive	40	41

7.23 All the above interface distances exceed the minimum recommended distance of 21m as set out in the DM DPD. However, regard must be given to the differences in levels between existing and proposed dwellings. The emerging DM DPD (policy DM29) specifies that for every half-metre change in level between proposed properties, a further 1m of separation should be added. This policy cannot carry more than moderate weight in the decision-making process at this stage, but it is a material consideration. Nevertheless, the layout on the whole has adopted this approach. The impact on residential amenity and the extent a proposal appears overbearing is a matter of judgement and can also be influenced by the design and scale of the proposed house types and any intervening structures and landscaping. Whilst the scheme will be elevated above neighbouring properties, on the whole, the development would not result in significant adverse impacts on neighbouring residential amenity. This is a result of the scale of the dwellings, the interface distances proposed and the proposed buffer (containing the swale) and landscaping between them. The only element of the scheme that is currently not judged acceptable is the relationship of plot 60 to property on Forgewood Close. The applicant is reviewing this house type and position to try and improve the relationship between the two dwellings. A verbal update will be provided.

7.24 The relationship between the proposed dwellings themselves (within the site) is judged acceptable and on the whole complies with policy DM35. There are some plots where the standard interface would not be met. In these circumstances, the fenestration and internal layout of the plots have been customised to ensure that privacy and overlooking between plots is at a satisfactory level, such as plots 31 and 32.

- 7.25 Each plot has its own on-street parking with generous gardens. North facing gardens towards Forgewood Estate are particularly large. The smaller units within the site have allocated parking within a parking court and benefit from sufficient gardens too. In terms of the proximity of the development to the high-pressure gas pipeline and the overhead transmission lines and pylon, the HSE and National Grid have raised no objections to the development.
- 7.26 Overall and subject to amendments to plot 60, despite concerns to the contrary, the proposed development would not result in a significant adverse impact on residential amenity to warrant a refusal of this reserved matters application.
- 7.27 **Access and connectivity**
The access is proposed off Low Road as per the outline approval. The precise details of such are controlled by condition on the outline permission and are currently subject to consideration. The reserved matters that are the subject of this application would not compromise the ability to secure the access arrangements under the outline consent. Despite concerns to the contrary, the impacts of additional traffic generation from the proposal is not a material consideration in the assessment of this reserved matters application.
- 7.28 As part of the layout considerations of the proposal, the scheme also proposes a number of pedestrian connections between the development site and the surrounding built environment. This includes a connection between the site and Forgewood Drive, a connection to the adjacent development site (Story Homes scheme) and a connection within the open space adjacent to the site entrance to provide a connection to the footpath on Low Road (bottom Low Road). There are no technical specifications of these connections submitted as part of the application but a commitment within the layout to secure them. Officers are in discussions over the details particularly in relation to site levels to ensure such links are achievable. A verbal update will be provided.
- 7.29 The internal road network is a mix of primary and secondary roads/cul-de-sacs. The main spine road is sufficient for two-way traffic and provides footways to both sides of the carriageway. Traffic calming measures are proposed on this carriageway given its length and gradient. Smaller roads are proposed to the courtyards and cul-de-sacs and will be treated in different surfacing materials to differentiate between the road hierarchies and to add interest to the scheme. The Highway Authority have raised no objections to the layout or the dimensions of the carriageways proposed. They have raised concerns over adoption due to surface water drainage proposals. This, unfortunately, is a common theme on many developments. It is not a reason to resist development as road adoptions are covered by separate legislation.
- 7.30 The layout of the scheme demonstrates each dwelling unit will have sufficient parking provision to satisfactorily accord with the Council's parking standards set out in the DM DPD. The adopted standards are maximum standards. For the majority of the proposed house types, particularly the larger units, parking provision is provided at the maximum level but does include the garages as part of the parking allocation (not to all plots). The dimensions for the garage are 6m x 3m. The Highway Authority have raised some concerns over the level of parking. However, given the size of the proposed garages the highway authority's concerns could not sustain an objection.
- 7.31 Cycle parking can be accommodated easily within garages for those plots with garages. There are no details for cycle parking provision for the plots without garages. This will require some external structures within gardens on within the communal areas around the affordable units (located along the eastern boundary). A condition will be imposed to address this matter.
- 7.32 **Compliance with the outline planning permission**
The applicant has submitted a separate discharge of condition application to address pre-commencement conditions. This is still pending consideration. There is no requirement (in statute) for the discharge of condition application to be dealt with, and matters agreed, at the same time or in advance of the decision relating to the reserved matters application. The conditions imposed on the outline permission stipulate the trigger by which details need to be agreed and, in this case, include a number of pre-commencement conditions. What is important at this stage is that proposed layout, scale, appearance and landscaping of the development (herein the reserved matters) should not prejudice the ability for the applicant to comply with the outline conditions. The critical conditions where this is relevant relates to drainage, landscape, trees and ecology mitigation.

7.33 Drainage and Flooding

The vast majority of the public representations made to this application referred to the impacts of the development and flood risk. This is particularly understandable following the recent flood event of November 2017 where properties close to the application site suffered flooding. It is the conditions imposed on the outline planning permission that govern the acceptability (or otherwise) of the proposed drainage strategy (not this application for reserved matters approval). However, the layout of the scheme still needs to be able to respond to the site wide drainage strategy (as submitted or amended). For the purposes of the assessment of this application, the latest drainage strategy (version 3) indicates that the development will connect to the existing foul sewers on Forgewood Drive and Forgewood Close. The applicant has undertaken percolation tests to establish the prospects for infiltration and the use of soakaways within the development. The proposed drainage strategy indicates that soakaways will be designed to accommodate the 1 in 100 year rainfall event plus a 40% allowance for climate change and that these are suitable for most plots. Clarification is currently being sought in respect of the plots where soakaways are judged inappropriate. The highway network is designed to drain to the detention basin. The depth of water expected in the infiltration basin for a 1 in 100 year event plus 40% climate change allowance is 0.725m. The majority of the time the basin will be a dry basin and will form part of the sites public open space and landscaped areas. There are no proposals to make a surface water drainage connection to the existing surface water drainage network. To date, United Utilities have not raised an objection to the proposals but the Lead Local Flood Authority (LLFA) have, mainly in relation to exceedance flows off-site.

7.34 The applicant has provided a response to the LLFA in relation to the exceedance routes but the LLFA remain concerned. The applicant is in the process of addressing these concerns. At this reserved matters stage, the main test is for the council to be satisfied that the layout of the scheme does not compromise the ability to accommodate changes to the drainage strategy that may be required by the LLFA to ensure the development can adequately drain without being at risk of flooding or increase the risk of flooding off-site. A verbal update can be provided on this matter.

7.35 Ecology and Landscape

A Landscape and Ecology Management Plan sets out the required mitigation for the proposed development. In short this includes the protection of retained landscape features (boundary hedgerows and trees). This is also conveyed in the tree survey and arboricultural report, for which there are no objections from the Tree Protection Officer; requirements to avoid any vegetation clearance during bird nesting season; the requirement for an additional badger survey 3 months in advance of commencement; the provision of a construction management plan to prevent pollution of existing habitats, and; habitat creation and enhancement. The provision of the buffers to the southern and eastern boundaries have been discussed most extensively and this has the potential to affect the layout. The hedgerow to the eastern boundary is accepted by GMEU as an adequate buffer, whilst the southern end of the site has been questioned. The applicant has responded to this and we are awaiting comments from GMEU. A verbal update will be provided but it appears from the comments made by GMEU that some minor adjustments to the garden boundaries (which can be accommodated due to the low-density development in the affect location) can be dealt with through an amended plan before Members reach a decision on the application.

7.36 Other Considerations and use of conditions

To safeguard the unique design qualities of the scheme, which responds to the visual amenity of the area and landscape character, together with the sensitive relationship to neighbouring residential amenity, Officers are of the opinion that there are exceptional reasons why the removal of permitted development rights should be imposed by condition should Members support the proposal. This would not remove the ability for future homeowners to apply for planning permission, but that the impacts of such permitted development would need to be carefully assessed due to the potential harm to the visual and residential amenity.

7.37 Conditions are also considered necessary to secure the high-quality finish to the scheme. This includes final agreement of materials and stonework detailing, window specifications and construction details for the cladded feature windows and dormers, details of all pedestrian connections and the provision of such before occupation (or alternative phased timetable), details of any proposed gateway entrance feature to the highway, precise boundary details and the implementation of all the proposed landscaping (and phasing).

7.38 With regards to the maintenance of open space and the swale to the rear of properties on Forgewood Estate, this will form part of the developments open space and therefore under the planning obligation would need to be maintained. This would be through a site management company like most new developments in the district (and national wide). The swale is approximately 5m wide and will be landscaped. Early proposals suggested a path running along this landscape buffer/swale however for security reasons this was not promoted. Access to the proposed swale/landscape buffer is intended to be restricted at both ends.

8.0 Planning Obligations

8.1 The outline planning permission was subject to a legal agreement securing the following:

- Up to 40% provision of affordable housing (percentage, tenure, size, type to be agreed at Reserved Matters stage subject to viability);
- Open space land to be identified at the Reserved Matters Stage;
- Education contribution – the figure to be calculated upon the approval of reserved matters and to be paid before the occupation of the 20th market dwelling; and,
- Maintenance of Open Space through the setting up of a private management company.

8.2 Affordable Housing

The applicant had submitted a viability appraisal to the local planning authority under the terms of the outline permission (and associated obligation) setting out that the site's abnormal costs adversely affect development viability and initially offered 2 affordable dwellings. The Council appointed an independent consultant to review the applicant's appraisal. After lengthy negotiations, the agreed position (assuming there is an education contribution – see below) is that the development can only viably deliver a provision equivalent to 11.67% (7 affordable housing units) of the total dwellings proposed. Whilst this provision is low, on the advice of our consultant it is reasonable given the extent of abnormal costs – most significantly the removal of cut earth from the site (along with other abnormal costs too). The layout accommodates this agreed level of provision with 4no. 1 bedroom rented units and 3no. 2 bedroom shared ownership units.

8.3 Education

The County Council's School's Planning Team have provided regular assessments. The latest position indicates that there is no requirement to provide an education contribution based on their adopted methodology which indicates there will be sufficient school places available. This is subject to pending applications, and therefore the Schools Planning Team would undertake a final assessment in accordance with the terms of the legal agreement upon approval of the reserved matters application. In the event that an Education Contribution is not required, officers have negotiated an additional 3no. 3 bedroom shared ownership units bringing the total provision to 16.67% (ten affordable units) comprising 4no. 1 bedroom apartments, 3no. 2-bedroom shared ownership units and 3no. 3-bedroom shared ownership units. A revised layout is being drafted to reflect this agreed scenario.

8.4 Open Space

There are extensive areas of open space designed into the proposed development. Such will exceed the requirements for amenity space within our Open Space Planning Advisory Document. However, its functionality as a kick about space is clearly constrained by the shape and topography of the site, together with its proximity to existing and proposed dwellings. Furthermore the location of the open space is on the edges of the development rather than positioned centrally within the proposed built form. Officers are awaiting formal comments from the Public Realm Officer in respect of the acceptability (or otherwise) of the detention basin forming part of the formal open space and the quality of the overall provision. Due to the nature of the site and access to good quality open space within the village, and the fact the areas of open space are proposed to be well landscaped offering a community orchard as part of the proposal, the proposal level and quality of open space is not, on balance, considered unacceptable. A verbal update will be provided.

9.0 Conclusions

9.1 The development of the proposed site is certainly one with significant challenges but also one that has provided an opportunity to deliver a well-planned, innovate and interesting scheme. Subject to the outstanding matters being adequately resolved in advance of the planning committee, the scale,

layout, appearance and landscaping of the development (herein reserved matters) are considered acceptable and would not conflict with policies in the Development Plan or the Framework. With regards to the Core Principles of the NPPF, the proposed scheme does represent high quality design and provides good standards of amenity for all existing and future occupants; it has taken account of the landscape character through extensive proposals to reduce the impacts of the proposal by re-grading the land and significant new planting and; through the proposed house type designs has responded innovatively to local distinctiveness of the existing built and historic environment. On this basis, Members are recommended to support this reserved matters application.

Recommendation

Subject to resolving the outstanding matters noted in the report, that Approval of Reserved Matters **BE GRANTED** subject to the following conditions:

1. Time limit for reserved matters
2. Development to be constructed in accordance with approved plans (list of drawings)
Details to be agreed before construction of the super structures
3. Notwithstanding the details submitted, precise details of the boundary treatments forming the plot enclosures and raised garden patios to be submitted and agreed in writing with the LPA
4. Scheme for the pedestrian connections to be provided and agreed with the LPA including phased timetable for implementation. Such connections shall be retained at all times.
5. Scheme for any gateway features to the site entrance and agreed with the LPA
6. Notwithstanding the details submitted, final materials of the external finished to the dwellings, including the flue details and external surfaces, to be agreed and sample panels of the stonework/brickwork render detailing to be agreed with the LPA.
7. Precise construction details and external finishes of the windows/doors/dormers/feature windows/curtain glazing/junctions between materials are submitted and agreed with the LPA.
8. Details of the location, size and finish of external cycle storage for plots without garages to be agreed and implemented before occupation of respective dwellings.
9. Development to be carried out in accordance with the Landscape Strategy and Proposals Plan (as amended) and thereafter maintained in accordance with the Landscape and Ecology Management Plan, phasing of landscaping scheme to be agreed before construction of superstructures
10. Precise landscaping of the Swale to be agreed with the LPA.
Control conditions
11. Development to be carried out in accordance with the amended AIA and AMS
12. Retention of existing hedgerow to western boundary
13. Parking to be provided in accordance with the site layout plan and provided before occupation and thereafter retained.
14. Internal highway to be constructed in accordance with submitted highway plans
15. Garages to be retained for the parking of vehicles only for specific plots
16. Removal of PD (extensions, roof additions, outbuildings)
17. No insertion of new, altered windows/doors
18. Removal of PD relating to fences, gates and means of enclosures
19. Removal of PD relating to the formation of hardstanding

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

In accordance with the above legislation, the City Council can confirm that it has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the agent to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item A6	Committee Date 5 March 2018	Application Number 17/01413/VCN
<p align="center">Application Site</p> <p align="center">Land Adjacent to Bulk Road Lancaster Lancashire</p>	<p align="center">Proposal</p> <p>Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 2 on planning permission 16/01084/FUL to amend the approved plans relating to the fenestration of Blocks A, C1 and C2; and Block B from a pitched to flat roof, and condition 4 with respect to modification to the pedestrian route across the site and amendment to the phase 1 vehicular and pedestrian access)</p>	
<p align="center">Name of Applicant</p> <p align="center">Eric Wright Construction</p>	<p align="center">Name of Agent</p> <p align="center">Mr Ed Flood</p>	
<p align="center">Decision Target Date</p> <p align="center">19 March 2018</p>	<p align="center">Reason For Delay</p> <p align="center">NA</p>	
<p>Case Officer</p>	<p>Mr Mark Potts</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval (Subject to No Objection from the County Council as highway authority).</p>	

1.0 The Site and its Surroundings

- 1.1 The development site is located to the north of Lancaster City Centre located between Back Caton Road and Bulk Road, and the site area is in the region of 0.89 hectares. To the west of the site lies Back Caton Road with industrial development beyond this in the form of a car wash, carpet shop and laundry cleaning business, together with Kingsway Retail Park. To the far north of the site lies residential properties and beyond this is the former bus depot apartment block (8 storeys in height), and properties on Bulk Road and Gladstone Terrace are located to the west of the proposal. To the south lies Bulk Road beyond which is the former Crown Inn on St Leonards Gate, adjacent to this is St Leonards Court (retirement apartments) and Britten Hall, and a computer shop. Parliament Street Retail Park is located to the south.

- 1.2 The site is somewhat of an island positioned between two highways. The southern half of the site is a 60 metre urban block width being around 120 metres in length, and the northern part of the site is a narrow strip of around 22 metres in width and 90 metres in length. It is bound by an alleyway to the rear of the existing two storey terraced properties on Bulk Road. The site has challenging topography, and rises steeply from east to west with the highest part of the site being approximately 13.5m Above Ordnance Datum (AOD) and the low point (running adjacent to Caton Road) is 7m AOD. The existing boundary is characterised by a tall, stone-built retaining structure predominately of grit-stone.

The sites south eastern corner and a small sliver of the western boundary falls within Flood Zone 2 and 3, and the development falls within the Lancaster Air Quality Management Area. There are a group of trees subject to a Tree Preservation Order on the far northern aspect of the site under Order 387 (2006), which relates to the trees within the embankment. There is a scattering of self-seeded trees and vegetation which has regenerated naturally.

- 1.3 There are no Listed Buildings or Scheduled Ancient Monuments located within the development site and the development does not fall within the Conservation Area, 38-42 Parliament Street are located 60 metres to the west of the proposal and are Grade II* listed, and Skerton Bridge which is Grade II* and a Scheduled Ancient Monument located 100 metres to the west of the proposal. The nearest Grade II listed building is the Crown Inn on St Leonards Gate (10m to the south of the site). The Lancaster Conservation Area is located 60m to the south of the proposal and Gladstone Terrace, Ridge Street, Green Street, Hinde Street and Albion Street are all locally designated heritage assets.
- 1.4 The River Lune Biological Heritage Site is located to the west of the proposed development being located 170 metres away and the Morecambe Bay RAMSAR, Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located 2.5km away.

2.0 The Proposal

- 2.1 Planning permission was granted by the Planning and Highways Committee in January 2017 for the creation of a student village. A start on site commenced in May 2017 and the site will be delivered over two phases. The southern half of the site will come forward first; including Blocks A, B, C1 and C2. Phase 2 will consist of the delivery of Blocks C3, D1, D2, D3 and D4. It is expected that the first intake of students will occur in September 2019. Various changes are sought as part of this planning application, which in part have resulted from the detailed design of the scheme.
- 2.2 The application seeks to amend the fenestration with respect to Block A, amending the louvres at the facades of the ground and top floor, and the central section of the roof will be dropped to hide the mechanical and engineering equipment. With respect to Block C1 the internal layout has been amended with small internal changes and there has been some minor alterations to the façade to Bulk Road. With respect to Block C2 the ground floor internal layout has been amended with the kitchen and living spaces location swapped with consequent alteration to the fenestration.
- 2.3 The scheme also proposes amending the pedestrian route that crosses the site. The extant permission proposed the pedestrian route be located in between Blocks C2 and C3, cutting across the site and exiting between Blocks B and D1. The proposal seeks to amend this via a new route to the north of Block C3 which also doubles as a vehicular access point. The location of the extant public route does remain; however this is now proposed to be for vehicular and pedestrian access for Phase 1. There has been some minor amendments to the retaining walls that surround the site and it is now proposed to replace the existing retaining walls around the Bulk Round frontage with a new stone faced structure, which would follow a similar alignment compared to the existing. On the Caton Road elevation some planters are proposed to the retaining walls to lessen the visual impact from the road.

3.0 Site History

- 3.1 The relevant planning application site history is noted below

Application Number	Proposal	Decision
16/01084/FUL	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping.	Approved

15/00797/FUL	The erection of a student village to cater for 474 bedrooms over four building units, external public realm space and undercroft car park with 47 spaces.	Application never validated
08/00874/OUT	Erection of a mixed use development comprising offices, hotel, retail and ancillary facilities with associated access, parking, servicing and landscaping	Withdrawn (applicant failed to sign Section 106 Agreement)
07/01615/FUL	Reduction of ground levels in association with redevelopment of the site approved under application no. 06/01134/FUL	Approved
06/01134/FUL	Mixed use development comprising of a hotel, residential apartments, associated car parking, landscaping and engineering operations	Approved
97/00893/OUT	Outline application to demolish vacant factory unit and erect 18 two/three bedroom houses	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
County Highways	No observations received within the statutory timescales
Cadent Gas	No objection
Environmental Health	No observations received within the statutory timescales
Natural England	No objection
Canal Rivers Trust	No comment to make on the variation.
Conservation Officer	No objection – The loss of the pitch roof to Block B and the change in window fenestration is acceptable.
Engineering Team	No observations received within the statutory timescales
Lancaster University	No observations received within the statutory timescales
Fire Safety Officer	No objection
Greater Manchester Ecological Unit	No observations received within the statutory timescales
Historic England	No observations to make.
Lancaster Civic Society	No observations received within the statutory timescales
Lead Local Flood Authority	No observations received within the statutory timescales
Public Rights of Way Officer	No observations received within the statutory timescales
Ramblers Society	No observations received within the statutory timescales
Public Realm Officer	No observations received within the statutory timescales
Tree Protection Officer	No observations received within the statutory timescales

5.0 Neighbour Representations

5.1 To date **one letter** of objection has been received from Berendsen UK objecting to the proposal on the following matters;

- Health and Safety;
- Impact upon access to Berendsen Site; and,
- Inappropriate site for the pedestrian crossing.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraph 12 and 14 – Presumption in favour of Sustainable Development
Paragraph 17 – Core Principles
Section 1 (paragraph 18 – 22) – Building a strong, competitive economy
Paragraph 28 – Supporting the rural economy

Section 4 (Paragraphs 29 – 41) – Promoting sustainable transport

Paragraphs 56, 58, 61, 64 – Good Design

Paragraph 69 – Promoting healthy communities

Paragraph 123 - Noise

Section 12 (paragraphs 128, 131 – 134) – Conserving and enhancing the historic environment

Paragraphs 188-190 – Pre-application engagement

Paragraphs 196-198 – Determining planning applications

6.2 **Local Planning Policy Overview – Current Position**

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs were published on 9 February, and there will be an 8 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 **Lancaster Local Plan 2008**

H3 – Housing Opportunity Site

6.4 **Development Management Development Plan Document (DM DPD)**

DM20 – Enhancing Accessibility and Transport Linkages

DM21 – Walking & Cycling

DM22 – Vehicle Parking Provision

DM23 – Transport Efficient and Travel Plans

DM30 – Development affected Listed Buildings

DM31 – Development affecting Conservation Areas

DM32 – Setting of Designated Heritage Assets

DM35 – Key Design Principles

DM36 – Sustainable Design

DM37 – Air Quality

DM38 – Development and Flood Risk

DM39 – Surface Water Run-Off and Sustainable Drainage

DM40 – Protecting Water Resources

DM46 – Accommodation for Students

Appendix B – Car Parking Standards

Appendix D – Purpose Built and Converted Shared Accommodation

Appendix F – Studio Accommodation

6.5 **Strategic Policies and Land Allocations DPD (Publication Version; February 2018)**

DOS1 – Land at Bulk Road and Lawsons Quay.

6.6 **Other Material Considerations**

Historic England – Tall Buildings Advice Note 4.

7.0 **Comment and Analysis**

7.1 The principle of the development has been established via the grant of planning permission in 2017, and a start on site commenced in May 2017. The application seeks to make some minor material changes to the fenestration of the approved buildings and also amended pedestrian and vehicular access provision.

7.1.1 Block A is the eleven-storey tower block that is semi-circular in nature, with its curved façade along the southern extent of the site. Some minor tweaks to the building are proposed in that the level-to-level heights have been dropped by 75mm each, and louvres have been added at the ground and also top floors of the building. The central section of the roof has been slightly dropped to hide the Mechanical and Electrical equipment (M&E equipment). The living spaces within the tower block have also been merged into one on each level (previously there was two per floor). The changes proposed are very minor in nature and in design terms are acceptable.

7.1.2 Block B is one of the larger blocks of accommodation that is sited adjacent to Caton Road. The applicant is proposing to alter the roof from a pitched to a flat roof. The change has come about due to the cleaning arrangements that are proposed (in so far as abseiling down the building for cleaning purposes). Whilst it would be preferable to maintain the small-scale pitches, in reality this will have a very minor impact on the visual appearance of the building and on balance Officers consider that the request can be accommodated, a view shared by the Council's Conservation Officer.

7.1.3 With respect to Block C1 the changes are relatively minor in so far as the internal layout has been amended to the walls within the common spaces, with minor alterations to the buildings fenestration. This translates to the larger and smaller window locations being swapped around and also three of the bedrooms have been amended to studios. Whilst ordinarily this change would not be accepted, recent case law in the case of *R. v. Taunton Deane BC ex parte Wet Finishing Works Limited* 2017 is relevant as the court upheld a condition which increased the number of dwellings from 84 to 90 when the original consent was for 84. It needs to be considered whether the alteration is fundamental, but the scheme does not seek to create additional bed spaces and therefore the change can be considered acceptable. With respect to Block C2 the ground floor internal layout has been amended, kitchen and living spaces have been swapped resulting in an alteration to the fenestration of the building. The changes proposed are acceptable.

7.2 **Access**

7.2.1 The main amendment as part of this planning application is the amendment to the access provision in the form of vehicular access and also pedestrian route. A key material consideration of officers in the determination of the extant consent was the provision of the route (as an unofficial route used predominately by students used to exist cutting the site), and whilst it remains as part of this application it has been amended in that the point of connection with Bulk Road is now proposed to be sited to the north of Block C3. The approval provided for an underpass and a bridge structure however this has been removed and replaced with steps due to the change in level between the differing levels on the site. It will be important that cycle runners are provided for by the detail associated with this can be controlled by planning condition. The detail of the route can be secured by planning condition. The County (as Highway Authority) have yet to provide observations to this planning application and therefore the Officer support for the scheme is caveated on the basis the County Council raise no objection to the planning application.

7.2.2 The concerns raised by Berendsen, who have operated from Caton Road for many years, relates to the provision of an access point to the site on Caton Road. However it should be stressed that the location of the point of access has not been amended over and above that what has been approved. They specifically raise concerns regarding the pedestrian crossing. It has to be stressed that the location of the crossing will be the ultimate responsibility of the County Council as Highways

Authority. The Berendsen site can only be accessed from the A6 Caton Road which is a southbound only section of carriageway, and whilst the pedestrian crossing would appear to somewhat block this entrance, it is a schematic and as previously stated this will be the subject of further discussion as part of the off-site highway works associated with the scheme.

7.2.3 Previously the pedestrian access route was via a pedestrian route only, and therefore as part of this application the interface between vehicles and pedestrians does need to be considered. The access would in reality only serve 8 car parking spaces and therefore it would be lightly trafficked. Whilst it is unfortunate comments have yet to be provided by the County, Officers consider that this could be achieved by having a shared surface or similar. Notwithstanding this the detail can be controlled by planning condition.

7.3 Conditions

7.3.1 A Section 73 application results in the grant of a new planning permission and with it comes the opportunity to review the planning conditions. The scheme is phased, and at present will be delivered over two distinct phases, the first phase will be occupied by September 2019. During the discussions surrounding this planning application the applicant has highlighted that there are concerns with respect to the current wording of the conditions, not in terms of the outcome of the condition, but more so in terms of the trigger points for the submission of the relevant drawings, namely with regard for when the detailed drawings need to be submitted (such as in relation to access and offsite highway work)s. Officers have worked with the applicant during the course of the development from pre-application to the present day, and given the scheme is now phased and there are contractual arrangements associated with the phasing, it is considered that a further 6 months for the submission of details for condition 4 (access road, servicing bays and cross site footpath) and condition 5 (off-site highway improvement works) would be acceptable, because the works themselves will not be delayed, it solely relates to the written submission of the detail.

7.3.2 A further 12 months is recommended for the submission of the soft and hard landscaping for the site (required under conditions 13 and 14). In terms of condition 16 which relates to crime and safety prevention it is recommended that a further 12 months is provided for this. Condition 18 relates to the use of mechanical ventilation and it is recommended that this is submitted within 6 months. The applicant has raised some concern with condition 19 as it is unknown as yet what gates may well be used however the majority of materials are known and given the phased nature of the scheme it is recommended that the wording is amended to provide for this. A number of the planning conditions associated with the extant consent have been already submitted for consideration, however some do require further information to enable them to be discharged and therefore they have been re-imposed.

8.0 Planning Obligations

8.1 There was no legal agreement associated with the parent consent, and there is no requirement for one to be attached to the granting of this Section 73 planning application.

9.0 Conclusions

9.1 The changes proposed when considered against the scale of the development are considered to be minor material amendments and on balance can be found acceptable on the provision that no objection is received from the County Council as Highway Authority. With this in mind it is recommended to members that the scheme is supported subject to the planning conditions as noted below.

Recommendation

That Planning Permission 16/01084/FUL be varied and Planning Permission **BE GRANTED** subject to the following conditions:

1. Timescales – **No longer needed as development has commenced;**
2. Approved Plans – **Amended to reflect approved plans;**
3. Phasing Plan – **Amended to reflect approved phasing plan;**
4. Details for access – **Scheme to be provided within 6 months of the date of the decision notice;**

5. Scheme for off-site highway works – **Amended to be within 6 months of the date of the decision notice no change for the works to be carried out;**
6. Finished Floor Levels and site levels – **Amended to reflect approved details for Phase 1;**
7. No soils to be brought to the site unless detail provided;
8. Contaminated Land Assessment; **Amended, however Part E of the condition shall remain.**
9. Construction Environment Management Plan (CEMP); - **Amended to reflect approval for Phase 1**
10. Phased Programme of Archaeological Works – **First element of the Written Scheme of Investigation is approved – condition to be amended to reflect that that this is just the first phase.**
11. Surface Water Drainage; - **Outstanding information still required in the form of flood exceedance routes and the drawings updated to reflect the finished floor levels, to be submitted within 2 months of the date of the decision notice.**
12. Foul water drainage scheme – **Amended to reflect the approved scheme.**
13. Landscaping scheme for the site; **To be submitted within 12 months of the date of the decision notice.**
14. Details of the public realm surfacing, landscaping to the main entrance plaza, the public route from Back Caton Road to Bulk Road, the Courtyard, the Sidings and the Goods Yard. **Amended - To be submitted within 12 months of the date of the decision notice.**
15. Details of external refuse enclosures, provision for drop offs, provisions for cycle storage and cycle runners – **Amended to be provided within 2 months of the date of the decision notice.**
16. Crime Prevention Methods – **Amended to be no later than 6 months prior to occupation.**
17. Amended Noise Assessment and Final Glazing Specification;- **Condition remain**
18. Mechanical ventilation throughout the approved buildings - **Condition amended for the ventilation to be submitted within 6 months of the date of the decision notice.**
19. Materials; - **Condition remain and approve those elements which have already been approved.**
20. Travel Plan to be submitted; - **Remain**
21. A delivery, servicing and maintenance plan detailing the servicing and ongoing maintenance arrangements – **Remain**
22. Refuse and Cycle facilities to be implemented prior to the occupation of any of the buildings hereby approved in writing by the local planning authority – **Remain**
23. Lighting (Free Standing or Fixed) – **Remain**
24. Façade cleaning and maintenance strategy – **Remain**
25. Communal Satellite – **Remain**
26. Flood Warning and Evacuation – **Remain**
27. Sustainable Energy Measures – **Remain**
28. Removal of Permitted Development Rights – **Remain**
29. Restriction to Students – **Remain**
30. Development in accordance with the Flood Risk Assessment – Mitigation to be implemented – **Remain**
31. Vegetation Clearance; Remain – **Amended to reflect phasing**
32. Development in accordance with the Arboricultural Implications Assessment; **Remain**
33. Submission of a scheme to deal with impact on television and radio reception - **Amended to be submitted within 3 months of the date of the permission.**

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm that it has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the agent to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None.

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
17/00149/DIS	13 Lindow Square, Lancaster, Lancashire Discharge of part of condition 3 on approved application 17/00163/CU for Mr Jason Smith (Castle Ward 2015 Ward)	Application Permitted
17/00158/DIS	G And L Car Services, Wheatfield Street, Lancaster Discharge of conditions 25(e) and 26 on approved application 14/01208/FUL for Mr Richard Harrison (Castle Ward 2015 Ward)	Application Permitted
17/00186/DIS	Land At OSGR E350819. N464830, Low Road, Halton Discharge of conditions 5 and 9 on approved application 17/00165/OUT for Mr Martin Nugent (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
17/00188/DIS	49 North Road, Lancaster, Lancashire Discharge of condition 3 on approved application 13/01274/FUL for Mr Anas Mister (Bulk Ward 2015 Ward)	Split Decision
17/00202/DIS	Halton Green East, Green Lane, Halton Discharge of conditions 4, 5, 6 and 7 on approved application 17/01129/FUL for Mr Matt Clarkson (Halton-with-Aughton Ward 2015 Ward)	Split Decision
17/00203/DIS	Lancaster University, Bigforth Drive, Bailrigg Discharge of condition 3 on approved application 17/00622/FUL for Lancaster University (University And Scotforth Rural Ward)	Application Permitted
17/00205/DIS	Christ Church United Reformed Church, Main Road, Bolton Le Sands Discharge of conditions 5 and 6 on approved application 15/01228/FUL for The Trustees United Reform Church United Reform Church (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00208/DIS	Halton Green East, Green Lane, Halton Discharge of conditions 4, 5 and 6 on approved application 17/01130/LB for Mr Matthew Clarkson (Halton-with-Aughton Ward 2015 Ward)	Split Decision
17/00211/DIS	Abbeystead Reservoir, Abbeystead, Lancashire Discharge of condition 5 on approved application 16/01202/FUL for Mr Neil Kilgour (Ellel Ward 2015 Ward)	Application Refused
17/00579/FUL	Land Adjacent To Middleton Towers, Carr Lane, Middleton Construction of coastal defence works comprising of rock filled gabion baskets and mattress approx. 100m in length for Mr Anthony Smith (Overton Ward 2015 Ward)	Application Permitted
17/00992/FUL	10 Hutton Gardens, Warton, Carnforth Demolition of conservatory and erection of a replacement single storey rear extension for Mr Andrew Boyd (Warton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/01092/CU	Lower Langthwaite Farm, Littlefell Lane, Lancaster Change of use of barn and agricultural land into agricultural workers dwelling and associated domestic garden, installation of a replacement foul drainage system and slate roof for Mr & Mrs Wood (University And Scotforth Rural Ward)	Application Permitted
17/01093/LB	Lower Langthwaite Farm, Littlefell Lane, Lancaster Listed building application for works to facilitate the change of use of barn and agricultural land into agricultural workers dwelling and associated domestic garden, installation of a replacement foul drainage system and slate roof for Mr & Mrs Wood (University And Scotforth Rural Ward)	Application Permitted
17/01230/FUL	52 Middleton Road, Heysham, Morecambe Erection of a single storey dwelling for Mr Karandeep Thind (Heysham South Ward 2015 Ward)	Application Withdrawn
17/01257/ELDC	The Woodlands, 95 Balmoral Road, Morecambe Existing lawful development certificate for the continued use of the property as a single dwelling house for Grange View Ltd LLC (Harbour Ward 2015 Ward)	Lawful Development Certificate Refused
17/01309/FUL	60 Slyne Road, Bolton Le Sands, Carnforth Demolition of conservatory and erection of single storey rear and side extension for Mr Carl Hough (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/01312/FUL	Dennison Trailers, Caton Road, Lancaster Erection of an extension to an industrial building with associated parking, forecourt and landscaping works for Mr James Dennison (Bulk Ward 2015 Ward)	Application Permitted
17/01322/FUL	29 West Road, Lancaster, Lancashire Erection of three storey rear extension for Mr & Mrs L Shannon (Castle Ward 2015 Ward)	Application Permitted
17/01335/ADV	9 George Street, Lancaster, Lancashire Advertisement application for the retained display of 1 externally illuminated fascia sign, 3 externally illuminated projecting signs and 1 externally illuminated hoarding sign for Mr Purves (Castle Ward 2015 Ward)	Application Permitted
17/01340/CU	197 Heysham Road, Heysham, Morecambe Change of use from a dwellinghouse (C3) to a residential institution (C2) for 4 young persons in receipt of care for Mr Richard Witt (Heysham North Ward 2015 Ward)	Application Permitted
17/01371/FUL	223 Marine Road Central, Morecambe, Lancashire Change of use of mixed use unit comprising of a ground floor restaurant (A3) and first floor flat (C3) to a mixed use unit comprising of hotel, bar and retail (C1,A4 and A1), demolition of pitched roofed single storey side extension and erection of flat roofed single storey side extension for Mr & Mrs Sean and Ann O'Hagan (Poulton Ward 2015 Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

17/01384/FUL	342 Oxcliffe Road, Heaton With Oxcliffe, Morecambe Demolition of existing dwelling and detached garage and erection of 5 detached 2-storey dwellings with associated access and landscaping for Tom Hill (Westgate Ward 2015 Ward)	Application Permitted
17/01390/FUL	Tewitfields Trout Fishery, Burton Road, Warton Erection of a 3-storey building comprising of offices, restaurant, self-catering accommodation and leisure facilities with associated parking, access road and landscaping for Mr Cushway (Warton Ward 2015 Ward)	Application Permitted
17/01392/PLDC	15 - 16 Daisy Bank, Quernmore Road, Quernmore Proposed lawful development certificate for the erection of a single storey rear extension for Mr Martin Hulme (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
17/01404/FUL	Seat Garage, Main Road, Galgate Erection of a single storey infill extension to the front, a single storey infill extension to the side, construction of a raised single pitched roof and creation of a new entrance and window openings for Mr B Hilton (Ellel Ward 2015 Ward)	Application Permitted
17/01426/LB	Lower Langthwaite Farm, Littlefell Lane, Lancaster Listed building application for the replacement of the roof of the barn and the adjoining dwelling for Mr & Mrs Wood (University And Scotforth Rural Ward)	Application Permitted
17/01459/FUL	7 Gardner Road, Warton, Carnforth Erection of a single storey side extension for Mr & Mrs Mark and Linda Thomas (Warton Ward 2015 Ward)	Application Permitted
17/01460/REM	Lane House Farm, Kirkby Lonsdale Road, Arkholme Reserved matters application for the erection of an agricultural workers dwelling with associated access and package treatment plant for Mr & Mrs Cornall (Kellet Ward 2015 Ward)	Application Permitted
17/01475/FUL	122 Aldcliffe Road, Lancaster, Lancashire Erection of a single storey rear and side extension, construction of a rear balcony and stairs, glazed canopies to the side and front and installation of solar panels for Mr & Mrs Wellesley-Smith (Castle Ward 2015 Ward)	Application Permitted
17/01482/ADV	Nationwide Building Society, 25 Euston Road, Morecambe Advertisement application the display of a non-illuminated fascia sign, a non-illuminated hanging sign and a halo illuminated sign to surround ATM for Mr Stephen Crowther (Poulton Ward 2015 Ward)	Application Permitted
17/01487/CU	31 Claremont Road, Morecambe, Lancashire Retrospective application for the retained change of use from retail (A1) to a one-bedroom studio flat (C3), removal of existing roller shutter and shop front and installation of a replacement window to the front elevation for Mr C.I. Hemingway (Harbour Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/01499/FUL	34 Broadlands Drive, Bolton Le Sands, Carnforth Erection of a single storey side and rear extension for Mr Robert Whitehead (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/01508/VCN	Cove Lea, Cove Lane, Silverdale Conversion of dwelling into two dwellings, erection of a two storey side extension, new garage/workshop and creation of a granny flat (Pursuant to the variation of conditions 2 , 3, 8 and 16 on planning permission 12/00536/FUL to amend the plans, slate on garage roof, boundary details and window details to the western elevation) for Mr & Mrs E Kane (Silverdale Ward 2015 Ward)	Application Permitted
17/01510/FUL	4 Middleton Road, Heysham, Morecambe Demolition of detached garage and erection of single storey rear extension for Mr & Mrs Hall (Heysham South Ward 2015 Ward)	Application Permitted
17/01512/FUL	21 Meeting House Lane, Lancaster, Lancashire Erection of timber cabin, creation of new footpath and paved play area in the rear garden for Ms Joanna Yates (Castle Ward 2015 Ward)	Application Permitted
17/01515/VCN	Neville House, Moorside Road, Brookhouse Demolition of domestic store/workshop and erection of a 2 storey dwelling with associated landscaping (pursuant to the variation of condition 2 on planning permission 16/00932/FUL to move the footprint of the dwelling a further 2 metres from the road and alter the external appearance of the dwelling, including the addition of solar roof tiles) for Mr David Brown (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01524/FUL	1 Burlington Grove, Morecambe, Lancashire Erection of a part two storey part single storey side extension, a single storey rear extension, construction of a pitched roof to the two storey rear elevation and creation of an area of hardstanding to the front for Mr./Miss Coombs/Hirst (Bare Ward 2015 Ward)	Application Permitted
17/01526/FUL	Land Adjacent The Eagles Head, Nether Kellet Road, Over Kellet Erection of 2 dwellings with associated landscaping and access for Mitchells of Lancaster (Kellet Ward 2015 Ward)	Application Refused
17/01529/FUL	44 Main Road, Bolton Le Sands, Carnforth Erection of a replacement part two part single storey rear extension for Mr Matthew Burrow (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/01531/FUL	42 Woodhill Lane, Morecambe, Lancashire Erection of a single storey detached outbuilding to provide ancillary living accommodation for Mrs J. Lavender (Harbour Ward 2015 Ward)	Application Refused
17/01539/FUL	43 Sand Lane, Warton, Carnforth Erection of single storey rear and front extensions for Messrs John & Jack Benson (Warton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/01541/VCN	Christ Church United Reformed Church, Main Road, Bolton Le Sands Widening of vehicle entrance, alteration to extend driveway and creation of 8 car parking spaces to the rear (pursuant to the variation of condition 3 on planning permission 15/01228/FUL to substitute approved drawings to alter the surface of the car park to grasscrete concrete blocks) for United Reform Church United Reform Church United Reform C... (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/01544/FUL	98 Church Street, Lancaster, Lancashire Demolition of existing rear lean-to extension and erection of a single storey rear extension for Mr & Mrs Andrew Dennis (Castle Ward 2015 Ward)	Application Permitted
17/01545/LB	98 Church Street, Lancaster, Lancashire Listed building application for demolition of rear lean-to extension, erection of a single storey rear extension, internal alterations including removal of internal walls, insertion of partition walls to form hallway and cloak room and rear window to form door for Mr & Mrs Andrew Dennis (Castle Ward 2015 Ward)	Application Permitted
17/01549/FUL	5 Beech Road, Halton, Lancaster Conversion of a garage to create ancillary living accommodation and construction of a pergola to the rear for Mrs K Pink (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
17/01550/FUL	44 Church Hill Avenue, Warton, Carnforth Erection of a single storey rear and side extension with balcony above and erection of a detached garage to replace existing for Mr T. Downham (Warton Ward 2015 Ward)	Split Decision
17/01554/FUL	10 Lloyd Close, Lancaster, Lancashire Erection of a two storey side extension for Mr & Mrs C Boor (Marsh Ward 2015 Ward)	Application Permitted
17/01557/FUL	28 Quernmore Road, Caton, Lancaster Construction of a raised deck to the rear elevation for Mr & Mrs Collins (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01558/FUL	351 Heysham Road, Heysham, Morecambe Erection of a single storey extension to rear of existing garage to form summer house for Mr A. Scottucci (Heysham Central Ward 2015 Ward)	Application Permitted
17/01559/PAA	Field Barn At Field 2618, Back Lane, Wennington Prior approval notification for the change of use of an agricultural barn to a dwellinghouse (C3) for Ms Patricia Bell (Upper Lune Valley Ward 2015 Ward)	Prior Approval Granted
17/01560/FUL	10 Rushley Mount, Hest Bank, Lancaster Demolition of existing conservatory, erection of a part single part two storey rear extension and construction of a raised patio area for Mr & Mrs Abbott (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/01562/ELDC	8 The Mews, Morecambe, Lancashire Existing lawful development certificate for the erection of a rear conservatory for Ms Judy Palmer (Bare Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

17/01564/LB	Moorgarth, Moorside Road, Brookhouse Listed building application for a replacement roof for Mr Hugh And Mrs Jenny Clay (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01567/FUL	32 Homfray Avenue, Morecambe, Lancashire Erection of a single storey side extension for Ms Banister (Torrisholme Ward 2015 Ward)	Application Permitted
17/01573/LB	Red Door Cafe And Gallery, Red Door, Church Brow Listed building application for the replacement of plaster from internal face of external walls with new plaster and wood skirting, sand and cement render to internal walls with lime mortar, WC fittings, partitions and cubicle doors with new facilities, timber stud and plaster boards with new aluminium stud framing, kitchen wall lining with PVC cladding, timber bar and fittings with new bar, vertical panelling with painted panelling, and internal doors with matching panelled doors for Mr & Mrs William Norris (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
17/01576/FUL	21 Meadow Park, Galgate, Lancaster Construction of dormer extensions to the front and side elevations for Mr Rhodes (Ellel Ward 2015 Ward)	Application Permitted
17/01578/FUL	Lane Foot Farm, Kirkby Lonsdale Road, Newton Erection of a stable building and associated works to include the creation of a new access and the regrading of land for Mr & Mrs Hugh Redmayne (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01580/PAA	Gleaves Hill Farm, Gleaves Hill Lane, Ellel Prior approval notification for the change of use of an agricultural barn to a dwellinghouse (C3) for Mr Andrew Johnson (Ellel Ward 2015 Ward)	Prior Approval Granted
17/01581/LB	Hornby Village Institute, Main Street, Hornby Listed building application for the creation of an internal doorway and for the retention of 8 pavement lights and 2 carriage lights for Mr David Collins (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01592/EIR	Lundsfield Quarries, Lundsfield, Kellet Road Scoping Request for a new residential development for Roseanna Cohen (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
18/00005/DIS	St Roberts Bellarmine R C Church, Houghton Court, Halton Discharge of conditions 4 and 5 on approved application 16/00037/CU for Mr Pat Benson (Halton-with-Aughton Ward 2015 Ward)	Split Decision
18/00006/FUL	Monthall Rise, Ambleside Road, Lancaster Erection of 1.5m high railings to the northern and eastern boundaries for Mr Miller (Bulk Ward 2015 Ward)	Application Permitted
18/00007/FUL	Herlebeck Rise, Ambleside Road, Lancaster Erection of 1.5m high railings to the eastern and southern boundaries for Mr Miller (Bulk Ward 2015 Ward)	Application Permitted
18/00009/FUL	6 Meadowside, Claughton, Lancaster Erection of two storey side extension and single storey rear extension for Mr Justin Beamer (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

18/00015/LB	Moorlands, Moorside Road, Brookhouse Listed building application for the installation of replacement windows for Drs David And Jennifer Walmsley (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
18/00024/FUL	10 Chestnut Avenue, Bolton Le Sands, Carnforth Retrospective application for the erection of a detached garage and creation of driveway for Mr John Quagliana (Bolton And Slyne Ward 2015 Ward)	Application Permitted
18/00025/VCN	Lancaster University, Bigforth Drive, Bailrigg Construction of an outdoor digital screen and supporting wall (Pursuant to the variation of condition 2 on planning permission 17/01069/FUL to amend approved plans) for Lancaster University (University And Scotforth Rural Ward)	Application Permitted
18/00059/FUL	39 Ullswater Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr Andrew Whitfield (Bulk Ward 2015 Ward)	Application Permitted
18/00060/PAH	9 Osborne Crescent, Morecambe, Lancashire Erection of a 4.5 metre deep, single storey rear extension with a maximum roof height of 3 metres and a maximum eaves height of 2.65 metres for Mr And Mrs Price (Harbour Ward 2015 Ward)	Prior Approval Not Required
18/00062/FUL	10 Willowfield Road, Heysham, Morecambe Retrospective application for the retention of a car port to the side elevation for Mr P. Wolstenholme (Heysham South Ward 2015 Ward)	Application Refused